32 QUEENS COURT, QUEENS ROAD

CHELTENHAM, GLOUCESTERSHIRE, GL50 2LU

Charles Lear


POLO

Built in the 1960's, Queens Court comprises a limited number of purpose built apartments of exceptional size and quality, standing in beautifully maintained gardens and grounds, within a 5 minute walk of Cheltenham Spa railway station and about 1 mile distance to Montpellier and Promenade.

Located on the second floor, Apartment 32 has been lovingly maintained and upgraded by the current owners over their 14 year tenure and affords an impressive triple aspect living/dining room with access to a wide sun balcony, integrated kitchen/breakfast room, utility/cloakroom, 2 generous bedrooms and second bathroom, and single garage.

Standing well back from Queens Road, Queens Court stands in stunning gardens and grounds, which are beautifully maintained and provide a high degree of peace and serenity. Located within a short distance of the town's railway station, about a 15 minute drive to J11 of the M5 motorway, and barely a 15 minute walk to Montpellier and Promenade.

Apartment 32, being on the second floor, is approached either by lift or stairs has been lovingly upgraded and maintained by the present owners including replacing all internal doors, installing a mass of storage wardrobes, replacing kitchen and bathrooms, so creating a beautifully presented apartment. Entering the apartment via a new front door to a reception hall with large storage cupboard, an outstanding, open plan living/dining room, enjoying triple aspect and access to a wide sun balcony, fully integrated kitchen/breakfast room, a separate cloak/utility room, 2 generous bedrooms, the second having a large number of built in wardrobes and a family bathroom. Externally, the apartment owns a single en bloc garage, and there is also visitor parking.

Cheltenham is a magnificent Regency town, enjoying a plethora of fine period villas and town houses, enhanced by several internationally recognised schools, including Cheltenham Ladies College, Cheltenham College and nearby Dean Close, numerous high quality shops and a wide variety of leisure pursuits. The town also benefits from a general hospital and several doctors surgeries and an interesting variety of annual festivals including the world renowned literature festival and Cheltenham "Gold Cup" national hunt racing festival.













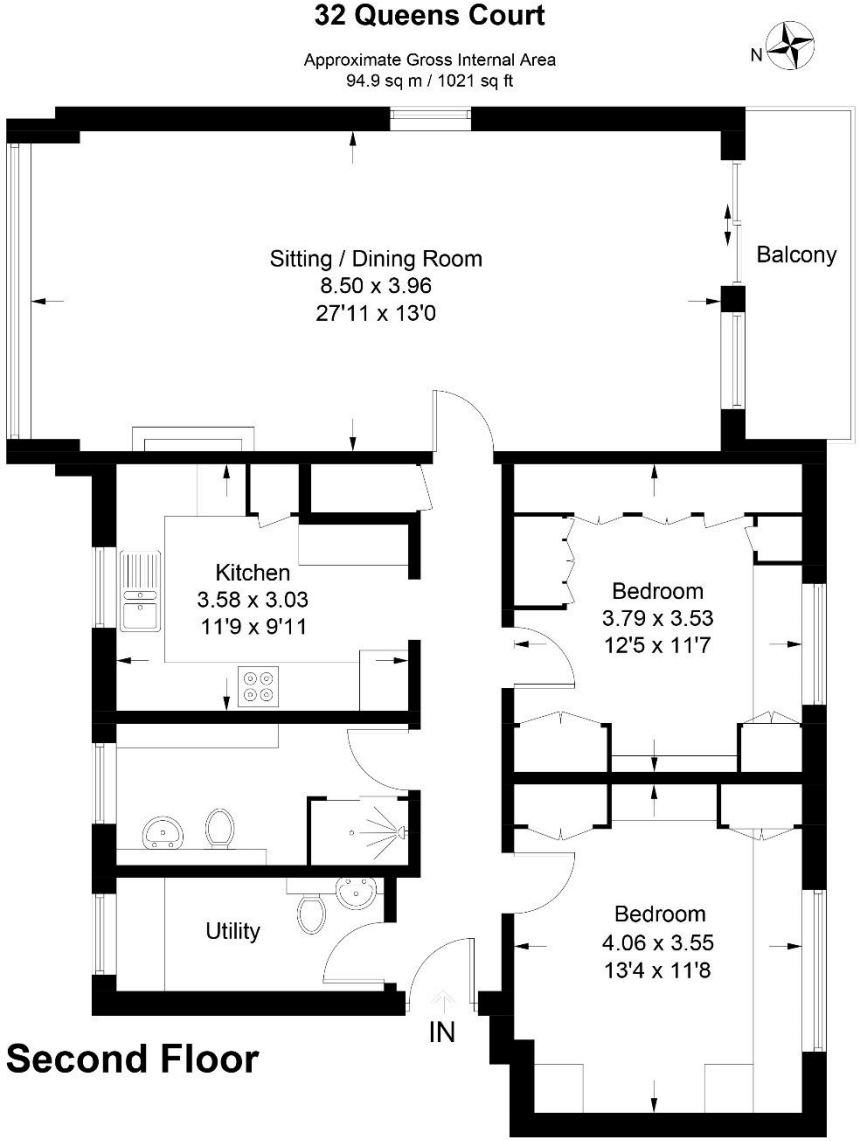






32 Queens Court

Approximate Gross Internal Area
94.9 sq m / 1021 sq ft



Second Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1302535)



GENERAL INFORMATION
Leasehold with a Share of the Freehold.
Length of Lease: 937 years remaining
Service Charge: c£2,280pa
Managing Agents: Ash & Co

COUNCIL TAX BAND:
CHELTENHAM BOROUGH COUNCIL 01242 262626
Band (D)

EPC RATING:
Awaited

VIEWINGS
Strictly by prior appointment through
Charles Lear & Co. on
01242 222722.

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